

The Zoning Ordinance for the Town of Fountain Hills

Chapter 15

MOBILE HOME ZONING DISTRICT

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Section 15.01 Purpose.

The principal purpose of the Mobile Home District is to provide for siting for mobile homes which is similar to conventional on-site built housing in subdivisions or on individual lots of record in the areas where manufactured housing is appropriate, taking into consideration existing conditions, including present use of land and public utilities.

Section 15.02 Permitted Uses.

- A. One (1) single-family dwelling or mobile home per lot of record.
- B. Churches, including accessory columbaria provided that the building area of the columbaria shall not exceed ten (10) percent of the total building area of the church building(s).
- C. Public schools, kindergarten through the twelfth grade, and private schools with curricula substantially the same as customarily offered in public schools.
- D. Public and private forests and wildlife reservations.
- E. Utility Services, but not including offices, waste water treatment plants, generating stations, and wireless communications towers and antennas, unless otherwise specifically permitted elsewhere in the ordinance.
- F. Publicly or privately owned or operated fire stations, and publicly owned or operated police stations and post offices.
- G. Golf courses including club houses located thereon, but not including miniature courses or practice driving tees operated for commercial purposes.
- H. Libraries, museums, parks, playgrounds, and community buildings, provided such uses are conducted on a non-profit basis.
- I. Home Occupations as prescribed in Section 5.14.
- J. Home Day Care Center in an operator's residence, with no swimming pool, for five or less people, operation only between the hours of 6:00 A.M. and 8:00 P.M. No signage, or other evidence of a day care center is permitted. One additional off-street parking space is required.
- K. Accessory buildings and uses customarily incidental to the above uses, including those uses detailed in Section 5.10 of this Ordinance.
- L. Group Homes for the Handicapped and Elderly Care, provided that:
 - 1. No such home is located on a lot within one thousand - two hundred (1,200) feet, measured by a straight line in any direction, lot the exterior lot lines of another group home for the handicapped and elderly care;
 - 2. No such home contains more than ten (10) residents;

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3. Such home is licensed by the State of Arizona Department of Health Services.
4. Such home is registered with, and administratively approved by the Community Development Director or designee, as to compliance with the standards of this Ordinance.

Section 15.03 Uses Subject to Temporary Use Permit:

A. Day Care Center for the Care of More Than Five (5) People. A day care center for the care of more than five (5) people is permitted by temporary use permit only. A day care center for the care of more than five (5) people may be operated in this Zoning District with the following minimal stipulations:

1. The Day Care Operator must reside in the house. If a non-residential facility is legally used for another purpose, such as a church building, this requirement may be waived.
2. No more than ten (10) non-residents may be cared for in a residential structure.
3. Only one non-resident employee may be allowed and one (1) additional on-site parking space shall be required for this employee.
4. One non-tandem parking space shall be required for each five (5) persons, or fraction thereof, allowed in the day care center.
5. Any operation of a Day Care Center prior to 6:00 A.M. and after 8:00 P.M. is permitted only by Special Use Permit.
6. Only one sign not to exceed two (2) square feet in size and mounted flatly on the wall of the residence shall be permitted.
7. The play yard must be fenced with a minimum five (5) foot high fence.
8. No playground equipment and ornamental figures or designs denoting a Day Care Center shall be allowed in front of the house line.
9. Any Day Care Facility with a swimming pool or other applicable body of water as defined in Section 5.10.C. of this Ordinance must meet the requirements for a pool enclosure described in that Section.
10. Any Day Care Center which cares for more than five (5) people shall be licensed by the State of Arizona.

B. Bed and Breakfast. Bed and Breakfast operations may be permitted in these zones by Temporary Use Permit only. At a minimum the following standards shall apply.

1. No more than two (2) bedrooms per residence may be used for the business.
2. No more than two (2) persons per room.
3. One off-street, non-tandem parking space per bedroom.

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C. Model Homes. Model Homes may be permitted in a residential area by Temporary Use Permit only. In the review for a model home, the staff, and if necessary, the Town Council, may consider lighting, landscaping, hours of operation, signage, parking, duration, and neighborhood impact. As a minimum, the following standards shall apply:

1. On-site sales personnel must be present at least five (5) days a week during normal business hours. In no case shall a model home be open before 7:00 A.M. or after 9:00 P.M.
2. The model home shall be for the purpose of marketing the construction of custom homes or a tract subdivision with a given product line in Fountain Hills. A model home may not be used as an office for the marketing of developed property, or the marketing of property outside of Fountain Hills.

Section 15.04 General Provisions.

The General Provisions in Chapter 5 herein shall apply.

Section 15.05 Signs.

All signs shall comply with Chapter 6 herein.

Section 15.06 Parking Regulations.

The parking regulations are as provided in Chapter 7 herein.

Section 15.07 Outdoor Lighting.

All outdoor lighting shall conform to Chapter 8 herein.

Section 15.08 Plan Review.

The provisions of Chapter 2, Section 2.04 shall apply.

Section 15.09 Density, Area, Building and Yard Regulations:

- A. Minimum lot area is one (1) acre.
- B. Minimum lot width is 145 feet.
- C. Maximum building height is fifteen (15) feet.
- D. Minimum front yard is forty (40) feet.

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- E. Minimum side yard is thirty (30) feet.
- F. Minimum street side yard is forty (40) feet.
- G. Minimum rear yard is forty (40) feet.
- H. Maximum lot coverage is fifteen (15) percent.
- I. Minimum distance between buildings is six (6) feet.